

The submissions on this file and the Inspector's report were considered at a meeting held on 03 September 2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

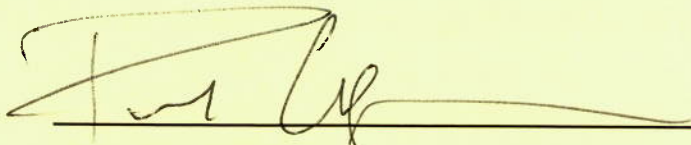
1- The subject site is located within Rural Policy Zone 2, where residential development is only permitted on suitable sites where the applicant has demonstrated a genuine need to reside in the rural area, in accordance with the specific qualifying criteria set out in Table 3.5 of the Louth County Development Plan 2021-2027 (as varied). The applicant has not sufficiently demonstrated eligibility for a dwelling in the rural area of County Louth, having failed to provide sufficient information regarding the nature, scale and extent of their involvement in agricultural activity. Accordingly, the Commission is not satisfied that the proposed development falls within the scope of the rural housing need criteria. The proposals would therefore materially contravene policy objective HOU 43 of the Louth County Development Plan 2021-2027 (as varied) and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the traffic turning movements generated by the proposed development, at a point where sightlines are restricted by virtue of the substandard horizontal alignment on the adjoining public road would

result in the creation of a serious traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Commission noted the concerns of the planning inspector regarding the the suitability of the site to accommodate a proprietary wastewater treatment plant in the stated 3rd reason for refusal. The inspectors concerns were specifically predicated on the perceived inadequate depth of the trial hole, being less than 3 meters. The Commission noted however that the EPA Code of Practice requires trial hole depths of 3 meters only where Regionally Important Aquifers underlie the site. In this specific instance the site was underlain by a Poorly Productive Aquifer where a groundwater protection response of R¹ applies and therefore a trial hole depth of 3 meters was not a pre-requisite in assessing the site suitability. Furthermore the Commission had regard to the photographs attached to the inspectors report which showed an absence of vegetation characteristic of impeded drainage, together with the overall size of the site and the percolation characteristics of the site as indicated in the site suitability assessment submitted with the application and considered that, with the installation of an advanced proprietary wastewater treatment system, the site could be suitable to accommodate an on-site wastewater treatment system.

Planning Commissioner:


Paul Caprani

Date:

3rd day of September 2026